



FARMERS BRANCH

2702 Valwood

ORDINANCE NO. 1876

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION WITHIN A LOCAL RETAIL-2 (LR-2) ZONING DISTRICT AND LOCATED ON A 1.19 ACRE TRACT OF LAND AT THE SOUTHEAST CORNER OF VALWOOD PARKWAY AND JOSEY LANE; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of Specific Use Permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a specific use permit for a gasoline service station with convenience store and car wash within a Local Retail-2 (LR-2) zoning district and located on a 1.19 acre tract of land at the southeast corner of Valwood Parkway and Josey Lane.

SECTION 2. That the above described gasoline service station shall be constructed in the manner setforth on the approved site plan attached as Exhibit "A", and provided further that a sufficiently sized sanitary sewer line must be installed in the proposed utility easement shown on the site plan prior to the issuance of a Certificate of Occupancy.

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

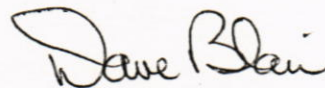
SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2000.00) for each offense.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 2nd day of April, 1990.

APPROVED:



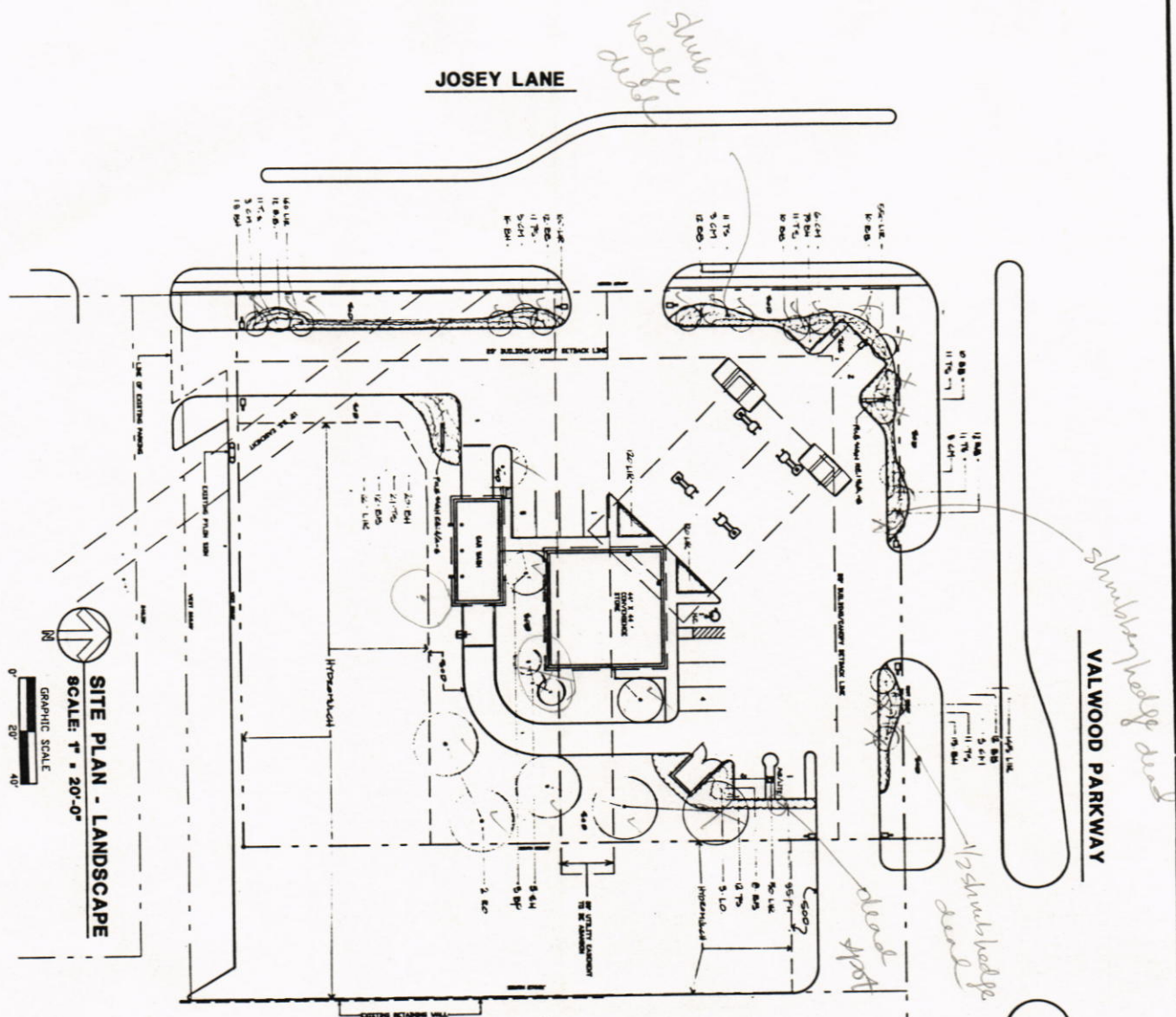
Mayor

APPROVED AS TO FORM:

T.O. Bartholow Jr
City Attorney

ATTEST:

Edmund Davis
City Secretary




PLANT LIST

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* *Centropus* not
Shrub hedge
occurring

*short
1-Live oak tree
7-Scrape myrtle

Mammals
Slugs, leaf beetles

KEY:	<ul style="list-style-type: none"> 6" DIA. LIGHT BOLLARD  6" DIA. LIGHT BOLLARD
SITE PLAN/ LANDSCAPE	<p>A-2 OF 7</p>

FINA OIL AND CHEMICAL COMPANY
8350 NORTH CENTRAL EXPRESSWAY
DALLAS, TEXAS 75208

FINAMART
JOSEY AND VALWOOD PKWY.
FARMERS BRANCH, TEXAS

VALWOOD PARKWAY

SITE PLAN - IRRIGATION
SCALE: 1" = 20'-0"

- ☐ 22' Pop-Up Snow House
☐ 6' Pop-Up Snow House
☐ 12' Pop-Up Snow House
☐ Snow-Saver House-Fixed Foundation
☒ Porch House
☒ Corncorn
☐ Rafters-Corncorn House
☐ Arctic House
☐ Quick-Corncorn House
☐ Cabin House
☐ Backdoor Porncorn
☒ Winter Haven

- ☐ Quick Connect Valve
- ☐ Gate Valve
- ☐ Backflow Preventer
- ☐ Water Meter

- 6" DIA. LIGHT BOLLARD

A-3
OF 7

SITE PLAN/
IRRIGATION

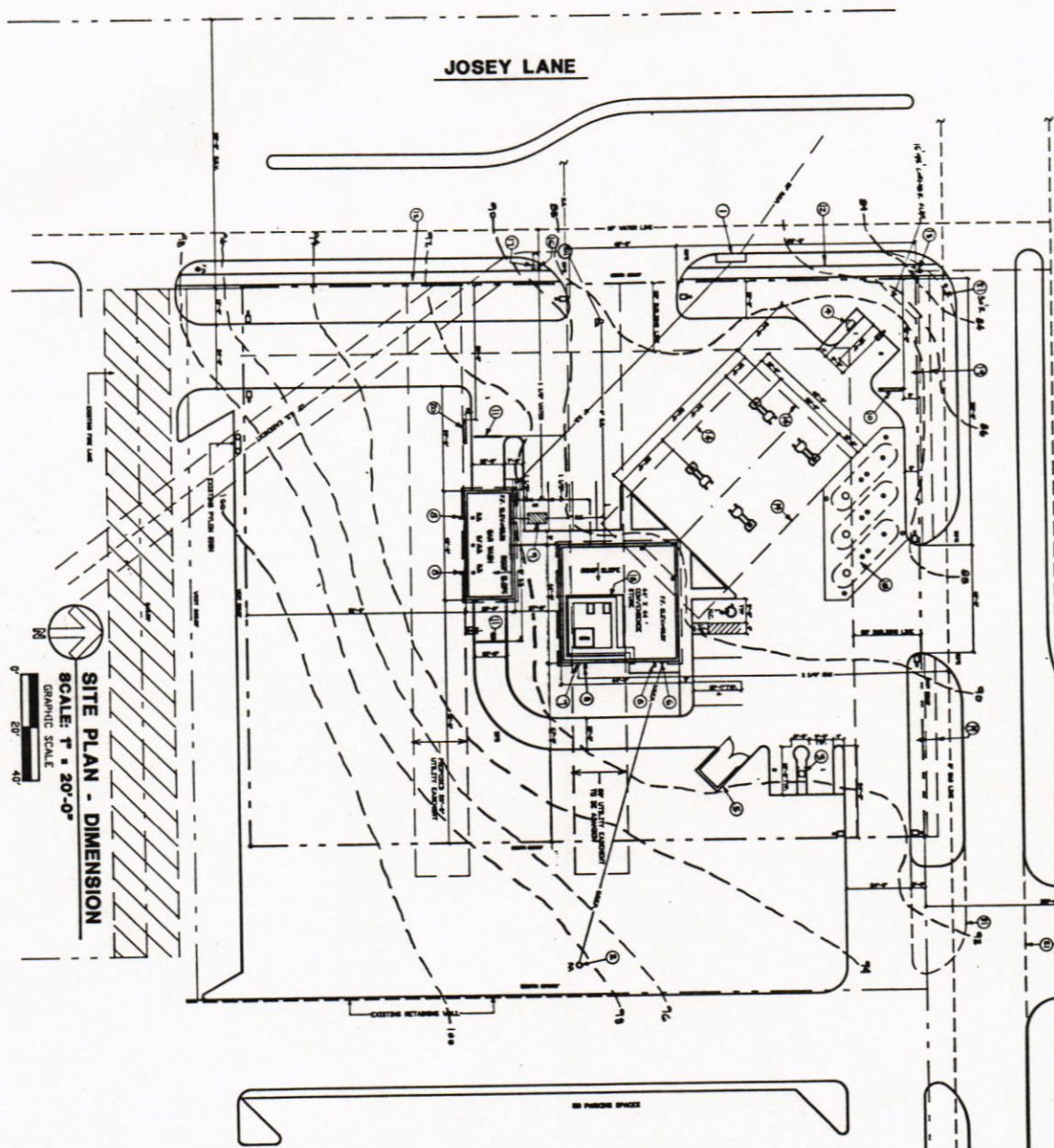
3-13-90

ISSUE DATE:
2-2-90

JOB NUMBER
V18

FINA OIL AND CHEMICAL COMPANY
8360 NORTH CENTRAL EXPRESSWAY
DALLAS, TEXAS 75205

FINAMART
JOSEY AND VALWOOD PKWY.
FARMERS BRANCH, TEXAS



SITE PLAN - DIMENSION
 SCALE: 1" = 20'-0"
 GRAPHIC SCALE
 0' 20' 40'

VALWOOD PARKWAY

JOSEY LANE

STATISTICAL SUMMARY BLOCK:

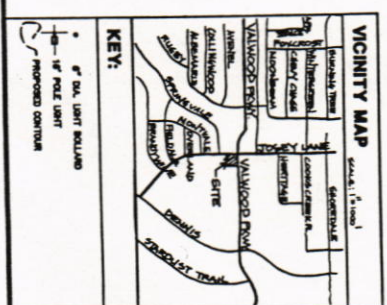
1. TOTAL SITE = 11,000 ACRES 22,000 SQ. FT.
2. TOTAL OF BUILDING DEVELOPMENT = 2656 SQ. FT.
3. BUILDING SITE COVERAGE = 2656 SQ. FT. = 5%
4. PARKING PROVIDED = 11 SPACES
5. LANDSCAPE PROVIDED = 444 SQ. FT.
6. LANDSCAPE PERCENTAGE = 4%
7. LANDSCAPE PERCENTAGE = 16%

GENERAL NOTES:

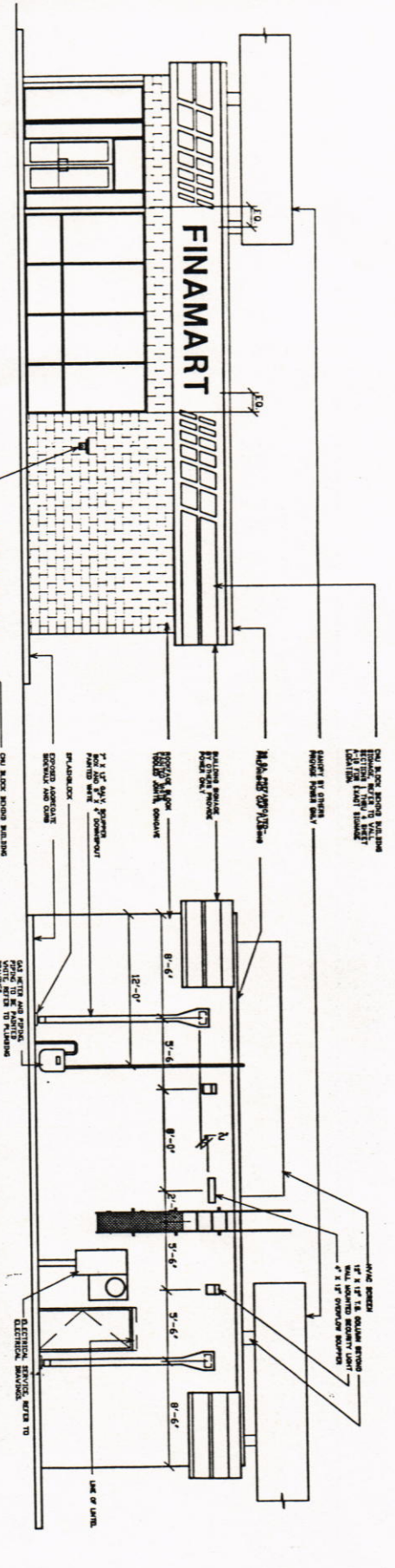
1. CONTRACTOR SHALL PROVIDE POWER ONLY FOR ILLUMINATED SIGNAGE.
2. ALL ISLAND FORMS TO BE PAINTED BLACK.
3. PAINTED WHITE STRIPES.
4. PRIMARY SIGNAGE NOT IN CONTRACT, PROVIDE POWER ONLY
5. 6" CONCRETE TYPICAL WITH #3 @ 12" O.C. E.W.

SITE KEY NOTES:

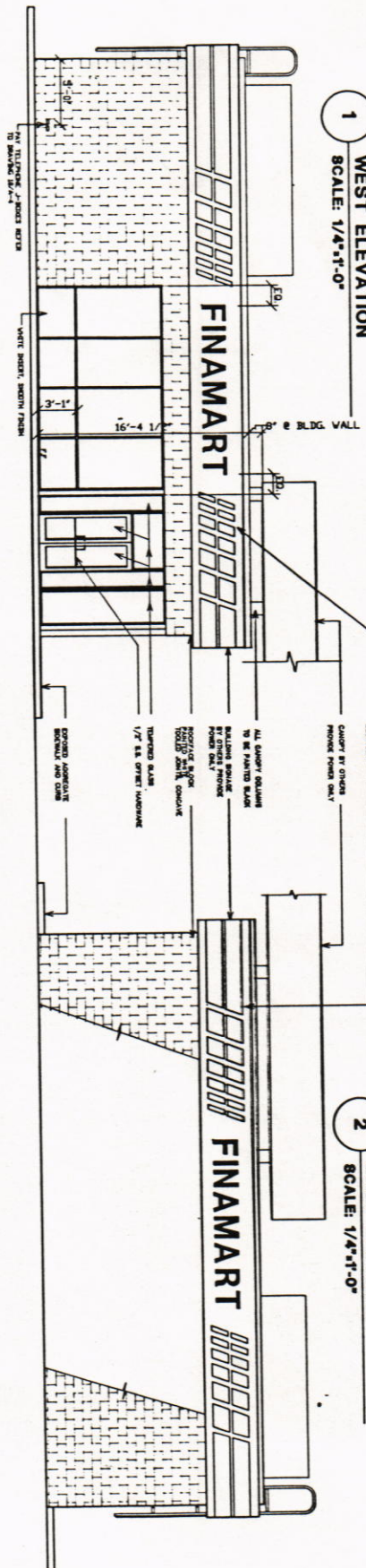
1. EXISTING CURB INLET TO REMAIN.
2. EXISTING POWER POLE TO REMAIN.
3. AIR/WATER
4. DRIVE-UP PAY TELEPHONE.
5. 11'-4" X 11'-4" X 8'-4" BLOCK DUMPSTER SCREEN TO MATCH BUILDING WITH STEEL GATES.
6. PRIMARY ELECTRICAL POWER
7. GAS METER NOT CALLED BY UTILITY COMPANY ESTIMATED
8. DOWNHOLE AND SPLASH BLOCK.
9. SIGN TOWER
10. PRIMARY SIGN REFER TO S.D.-6.
11. GATE INLET
12. EXISTING SIDEWALK TO REMAIN.
13. EXISTING FIRE HYDRANT TO REMAIN.
14. LINE OF CANOPY STRUCTURE ABOVE.
15. UNDERGROUND FIBERGLASS STORAGE TANKS.
16. 1 1/2" DOMESTIC WATER METER WITH BACKFLOW PREVENTER.
17. DOMESTIC WATER METER FOR IRRIGATION WITH BACKFLOW PREVENTER.
18. PHASE SCREEN
19. FUTURE 4" SIDEWALK BY CITY.
20. FUTURE PALE SIGN REFER TO DRAWING 4/A-6.
21. FUTURE LINE OF CURB BY CITY.



FINA OIL AND CHEMICAL COMPANY 8350 NORTH CENTRAL EXPRESSWAY DALLAS, TEXAS 75208		FINAMART JOSEY AND VALWOOD PKWY. FARMERS BRANCH, TEXAS	
JOB NUMBER: V/8	ISSUE DATE: 2-2-90	REVISIONS: 3-6-90 3-13-90	SITE PLAN / DIMENSION A-1 OF 7



1 WEST ELEVATION
SCALE: 1/4"=1'-0"

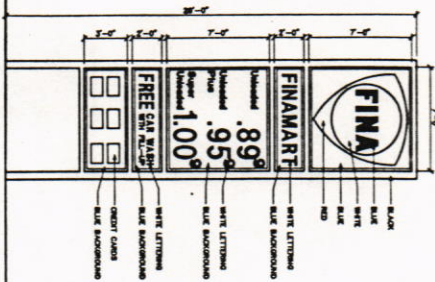


3 NORTH ELEVATION
SCALE: 1/4"=1'-0"

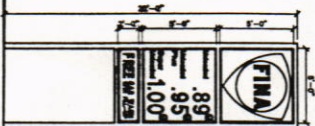
NOTE:
BUILDING AND CAR WASH EXTENSION DIMENSIONS
MUST BE EXACT DUE TO PRE-FABRICATED SIGAGE.
CONTRACTOR WILL PAY FOR ALL MODIFICATIONS
TO DIMENSIONS OF BUILDING AND CAR WASH
DIMENSIONS IF NOT WITHIN 1/4" OF DIMENSION
SHOWN ON PLANS.

2 EAST ELEVATION
SCALE: 1/4"=1'-0"

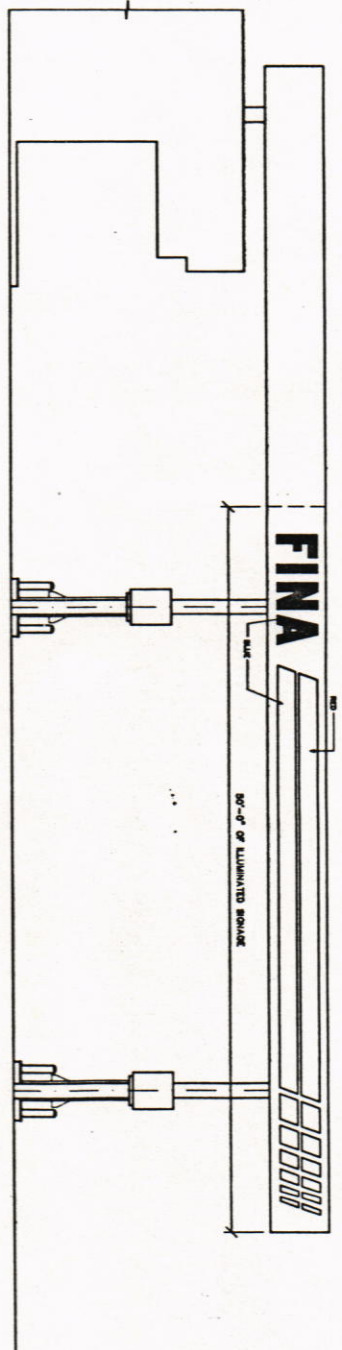
4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



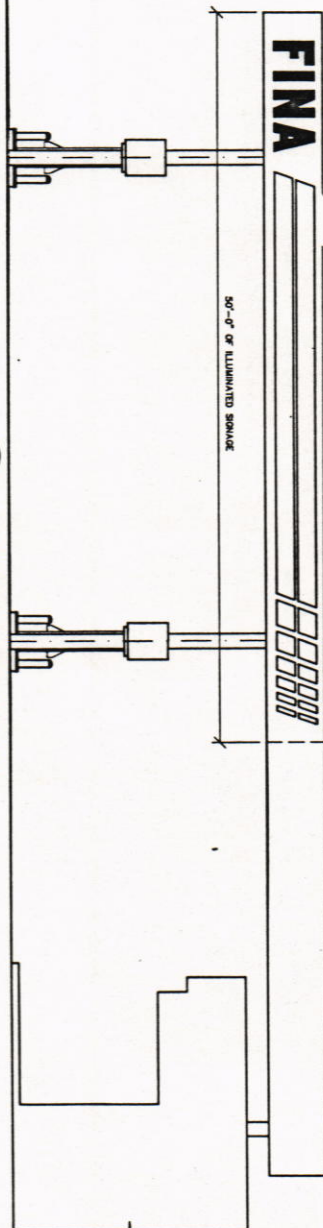
4 PRIMARY POLE SIGN
SCALE: 1/4" = 1'-0"



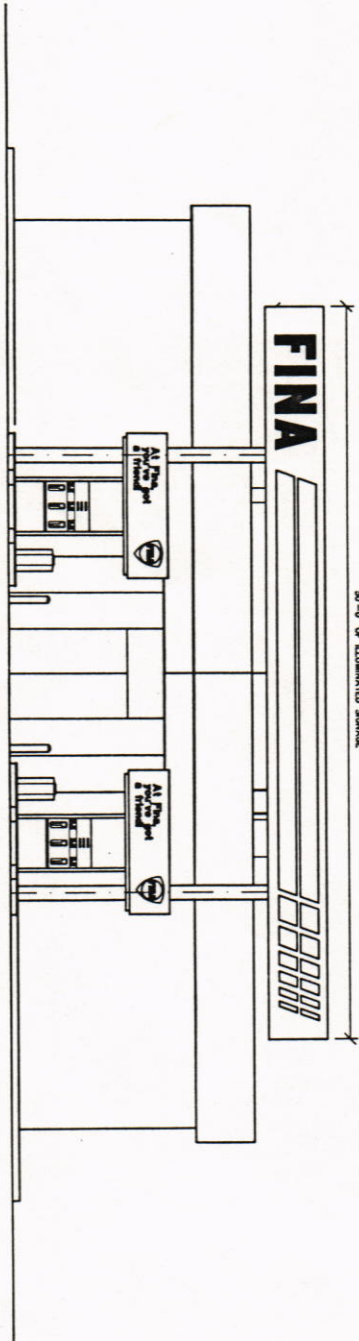
5 PRIMARY POLE SIGN
SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

FINA OIL AND CHEMICAL COMPANY
8350 NORTH CENTRAL EXPRESSWAY
DALLAS, TEXAS 75206

JOB NUMBER:
V18

ISSUE DATE:
2-2-90

REVISIONS:
3-13-90

ELEVATIONS
CANOPY

A-6
OF 6